

ITEM # RESO 08-297

FISCAL IMPACT: _____ N/A

FUNDING SOURCE: _____ N/A

ACCOUNT NUMBER: _____ N/A

ISSUE:

Approval of a Real Estate Exchange Agreement between West Valley City, the Redevelopment Agency of West Valley City, and Royal Solutions, LLC, for the exchange of real property impacted by the 1400 West Realignment Project.

SYNOPSIS:

In 2007 the Agency paid for the Realignment of 1400 West (the “Realignment”) at approximately 3500 South. As a result of the Realignment, property owned by Royal Solutions was impacted. Royal Solutions agreed to a property exchange to facilitate the completion of the Realignment and to share the costs of environmental studies required on one parcel of land to be exchanged as a result of the Realignment. The Agency is paying for the others costs of the transaction and West Valley City will be designated by the Agency as the Grantee of the deeds and will have the authority to accept and convey the deeds.

BACKGROUND:

When the Agency commenced the project, Royal Solutions suffered a net loss of property as a result of the Realignment being constructed over a parcel of Royal Solutions’ property which separated a parcel of property owned by Royal Solutions. To mitigate the impact on the effected property, the Agency facilitated a property exchange that allowed Royal Solutions to acquire a parcel of property currently owned by a third party that adjoins Royal Solutions’ un-impacted property. The Agency has designated the City as its Grantee and Grantor of the exchange property involved in this transaction. A Real Estate Exchange Agreement has been prepared between the City, the Agency and Royal Solutions, LLC, setting forth the terms and conditions agreed upon by the parties, a copy of which is attached hereto.

RECOMMENDATION:

Approval of the Real Estate Exchange Agreement.

SUBMITTED BY:

Timothy J. Bywater, Assistant City Attorney